

Prepared by and return to:

BOOK 316 PAGE 667

TVA Tract No. FRM-19

STATE MS.-DESOTO CO.
FILED

MAY 29 10 11 AM '97

Angela B. Sims
Angela B. Sims, Attorney R.H.S.
Tennessee Valley Authority
1101 Market Street, Edney Building 4A
Chattanooga, Tennessee 37402-2801
(423) 751-2032

BK 316 PG 667
W.E. DAVIS CH. CLK.

GRANT OF TRANSMISSION LINE EASEMENT

FOR AND IN CONSIDERATION of the sum of SEVEN THOUSAND AND NO/100 DOLLARS (\$7,000.00), cash in hand paid, receipt whereof is hereby acknowledged, we, the undersigned,

SAMMY W. PERKINS, single

have this day bargained and sold, and by these presents do hereby grant, bargain, sell, transfer, and convey unto the UNITED STATES OF AMERICA a permanent easement and right-of-way for the following purposes, namely: the perpetual right to enter at any time and from time to time and to erect, maintain, repair, rebuild, operate, and patrol one line of poles or transmission line structures with sufficient wires and cables for electric power circuits and communication circuits, and all necessary appurtenances, in, on, over, and across said right-of-way, together with the right to clear said right-of-way and keep the same clear of brush, trees, buildings, and fire hazards; to destroy or otherwise dispose of such trees and brush; and to remove, destroy, or otherwise dispose of any trees located beyond the limits of said right-of-way which in falling could come within 5 feet of any transmission line structure or conductor; all over, upon, across, and under the land described in Exhibit A hereto attached and by this reference hereby incorporated in and made a part of this instrument as fully as if here written.

The previous and last conveyance of this property is deed of record in Deed Book 178, page 490, in the office of the Chancery Court Clerk of Desoto County, Mississippi.

TO HAVE AND TO HOLD the said easement and right-of-way to the UNITED STATES OF AMERICA and its assigns forever.

We covenant with the said UNITED STATES OF AMERICA that we are lawfully seized and possessed of said real estate, have a good and lawful right to convey the easement rights hereinabove described, that said property is free of all encumbrances, and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

We agree that the payment of the purchase price above stated is accepted by us as full compensation for all damage caused by the exercise of any of the rights above described; except that the UNITED STATES OF AMERICA shall remain liable for any damage to growing crops and any direct physical damage caused to the property of the undersigned by its construction forces or by the construction forces of its agents and employees in the erection and maintenance of or in exercising a right of ingress and egress to said line.

We, for ourselves, our heirs, personal representatives, successors, and assigns, covenant with the UNITED STATES OF AMERICA that no buildings or fire hazards will be erected or maintained within the limits of the right-of-way, and agree that this shall be a real covenant which shall attach to and run with the land affected by the easement rights and shall be binding upon everyone who may hereafter come into ownership of said land, whether by purchase, devise, descent, or succession.

Wherever the context requires, the plural number as used herein shall be read as singular.

Bank of Mississippi of Southaven, declares that it is the lawful owner and holder of the indebtedness secured by the Real Estate Deed of Trust of Sammy Wilson Perkins (same person as Sammy W. Perkins), recorded in Trust Deed Book 664, page 235, in Desoto County, Mississippi, and for a valuable consideration, joins in this instrument and subordinates the lien of said deed of trust to the easement herein granted, but otherwise specifically retains said lien.

IN WITNESS WHEREOF, we have hereunto subscribed our names this 28 day of

May, 19 97.

Tommy Halmont

SUBSCRIBING WITNESS

Sammy W. Perkins

SAMMY W. PERKINS

ATTEST:

By:

Title:

James L. Bean

BANK OF MISSISSIPPI OF SOUTHAVEN

By:

Title:

Walt Lowline
Vice President

STATE OF MISSISSIPPI)
) SS
COUNTY OF DESOTO)

Personally appeared before me W.E. Davis, the Chancery Court Clerk in and for said county and state, Tommy HALMONTAILE the subscribing witness to the foregoing instrument, who, being first duly sworn, deposeth and saith that he saw the above SAMMY W. PERKINS, single, whose name is subscribed thereto, sign and deliver the same to the UNITED STATES OF AMERICA; and that he, this affiant, subscribed his name as a witness thereto in the presence of the said SAMMY W. PERKINS.

WITNESS my hand and official seal of office in the state and county aforesaid, this the 29 day of MAY, 1997.

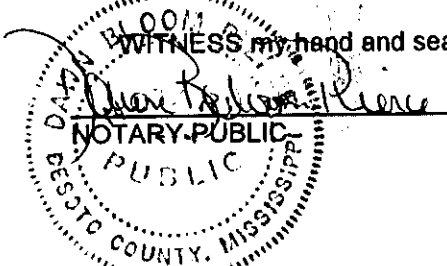
W.E. Davis Chancery Clerk
Chancery Court Clerk
By: Whitney Saylor Steffner D.C.

MY COMMISSION EXPIRES
JAN. 3, 2000

STATE OF MISSISSIPPI)
COUNTY OF Desoto) SS

Before me appeared Walt Hawk, to me personally known, who, being by me duly sworn, did say that he is the Vice President of BANK OF MISSISSIPPI OF SOUTHAVEN, a corporation, and the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed, sealed, and delivered on behalf of said corporation, by authority of its Board of Directors, and he, as such officer, acknowledged said instrument to the free act and deed of said corporation on the day and year therein mentioned.

WITNESS my hand and seal of office this 28th day of MAY, 1997.



My commission expires: July 8, 2000

The name and address of the owner of the aforescribed easement is:

EASEMENT OWNER:

United States of America
Tennessee Valley Authority
EB 4A
1101 Market Street
Chattanooga, Tennessee 37402-2801
Telephone: 423-751-3542

[Tax Exempt - Miss. Code
§27-37-301]

The name and address of the legal owner is:

OWNER:

Sammy W. Perkins
7151 Horn Lake Road
Walls, Mississippi 38680
(601) 393-8118

(See D.B. 178,
page 490)

INDEXING INFORMATION: The Northeast ¼ of the Southeast ¼ of Sec. 29, T1S, R8W

EXHIBIT A

BOOK 316 PAGE 670

FREEPORT - MILLER

Sammy W. Perkins

A permanent easement for transmission line purposes on, over, and across a strip of land located in Section 29, Township 1 South, Range 8 West of Desoto County, State of Mississippi, as shown on sheet 2 of US-TVA drawing LW-8034, Revision 2, the said strip being bound on the east side by the existing west right-of-way line of Horn Lake Road, and said strip being 50.0 feet wide, lying 15.0 feet on the east side and 35.0 feet on the west side of the centerline of the transmission line location, the centerline of the location and the end boundaries of the strip being more particularly described as follows:

Commencing at the northeast corner of Section 29, Township 1 South, Range 8 West and the northwest corner of Section 28, Township 1 South, Range 8 West; thence S. 0° 11' 05" E., 1591 feet along the east line of Section 29 and the west line of Section 28 to a point, said point being in the centerline of the said location at survey station 112 + 90.00, said section line being the centerline of Horn Lake Road; thence leaving said point and with the centerline of the said location S. 29° 35' 25" W., 148.78 feet to a point of intersection at survey station 114 + 38.78; thence continuing with the said centerline S. 0° 05' 20" E., crossing the east-west 1/4 section line of Section 29 at survey station 123 + 70.90, 1553.22 feet to a point, said point being in the north property line of the land of Sammy W. Perkins and in the south property line of the land of Charles E. Ray, et ux at survey station 129 + 92.00, said point being S. 89° 54' 40" W., 15.00 feet from a property corner common between the lands of Sammy W. Perkins and Charles E. Ray, et ux, said corner being 15.00 feet left of survey station 129 + 92.00, said property corner being in the west right-of-way line of Horn Lake Road, said point being the point of beginning.

Thence from the point of beginning, said strip being bound on the north end by said property line, and with the said centerline S. 0° 05' 20" E., 329.70 feet to a point, said point being in the south property line of the land of Sammy W. Perkins and in the north property line of the land of Charles Faulkner et al at survey station 133 + 21.70, said point being S. 89° 54' 40" W., 15.00 feet from a property corner common between the lands of Sammy W. Perkins and Charles Faulkner et al, said corner being 15.00 feet left of survey station 133 + 21.70, said property corner being in the west right-of-way line of Horn Lake Road, said strip being bound on the south end by said property line.

The strip of land described above includes the centerline of the transmission line location for a net distance of 329.70 feet and contains 0.4 acres, more or less.

The above described strip of land is lying entirely in the northeast 1/4 of the southeast 1/4 of Section 29, Township 1 South, Range 8 West.

4/4/97

date received 4/9/97